CRS Overview

In early 1994, Mayor Archer established the Detroit Land Use Task Force to develop land use recommendations for the City. Four months later, the Task Force published "A Framework for Action: A Report for Community Discussion." The report provided a general vision of possible land development and overall reinvestment opportunities that could be considered in Detroit's land use planning and development process.

A series of community forums were held in 1994 and 1995 to obtain feedback on the recommendations proposed in the report. During the forums, comments focused on the need to continue a City-wide land use planning process that:

- Included the involvement of both Detroit public and private planning professionals and local community leaders in translating the report's general guidelines into specific policies for land use in each community area;
- Recognized the value of preserving and building on Detroit's heritage by adopting a common sense approach to land use that balances historic, social, cultural, and economic values and considerations;
- Assured that existing residential, commercial, recreational, and institutional uses are reinforced through land use policies that protect and enhance viable existing uses and jobs wherever possible; and
- Balanced the need to protect public health and safety with the need to facilitate the reuse of contaminated sites.

Based on these considerations and input from City of Detroit officials, the Land Use Task Force recommended that a community-based strategic planning process be initiated. The Task Force also recommended that the process be managed by the City of Detroit Planning and Development Department. For planning purposes, the City was divided into 10 sectors or "Clusters" as determined by the Land Use Task Force.

With the Mayor's approval the planning process began in 1996 with the establishment of the Ad Hoc Design Committee, a group of 20 local and neighborhood community leaders. The Design Committee was selected by a peer group of community leaders at a meeting convened by the City. Over a period of four months, the Committee met and ultimately developed a structure for the CRS which was designed to involve residents, businesses and community organizations, churches, educators and other stakeholders.

Finally, using the planning framework developed by the Ad Hoc Design Committee, the Community Reinvestment Strategy was launched in February 1997 with the election of 10 Cluster Boards to gov-

ern the process and promote participation in each sector. Each Cluster Board included 15 to 20 individuals representing various stakeholder groups in the community. The objectives of the CRS process were to:

1. Identify and prioritize opportunities for reinvestment that offer the most potential for improving the neighborhood, community and City as a place to live and do business;
2. Identify existing barriers to reinvestment and recommend the type of investment activity and location where it would be most effective to the community, and
3. Develop a common community planning database that can be used to attract investments, support project planning, and enhance community decision-making.

The planning process was comprised of three major phases: a review of existing assets and conditions, community visioning and development and prioritization of reinvestment recommendations. During each phase of the process stakeholder input was heavily promoted through surveys, focus groups, visioning workshops and reinvestment recommendation review meetings. Strategic planning efforts in each Cluster focused on the following planning topic areas identified by the Ad Hoc Design Committee:

- Housing
- Neighborhood Commercial Facilities
- Transportation
- Job Centers
- Environment
- Youth Development
- Special issue areas facing this community

The formal CRS process concluded in December 1997. However, strong networks of community leaders were developed through this process and many Cluster Board members and other stakeholders plan to meet periodically to monitor developments without a formal structure. This report presents the findings of the CRS process in Cluster 1.